



LAS TERRAZAS DE CORTESIN
bon air



QUALITY SPECIFICATIONS



FOUNDATIONS AND STRUCTURE

- Foundations determined by the following elements in reinforced concrete, concrete pad foundations braced by concrete slabs and perimeter wall with exterior drainage.
- Structure is executed with slab and / or reticular slab and reinforced concrete pillars.

ROOF

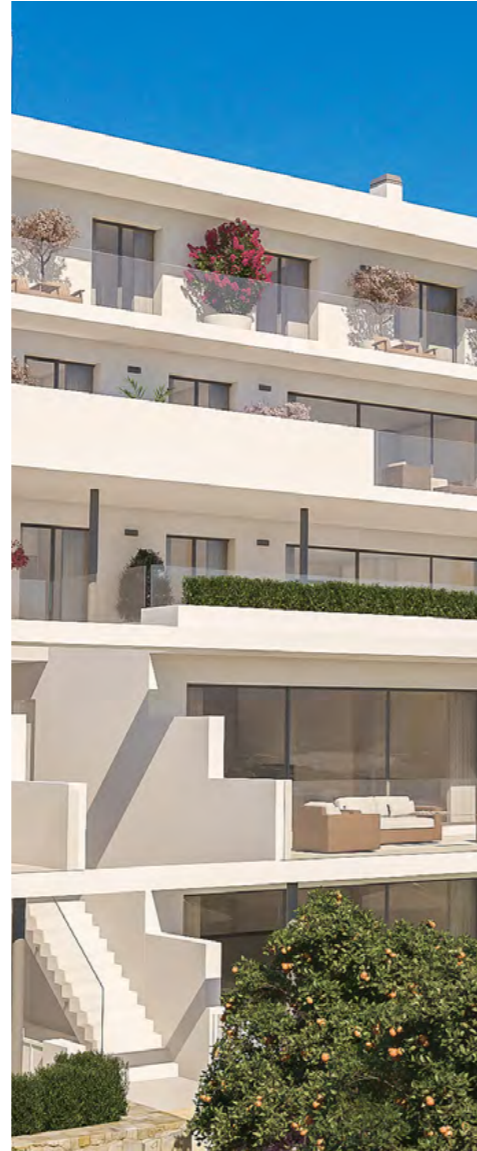
- Accessible roof with a high degree of thermal insulation, "inverted roof", with double sheet asphalt waterproofing and polystyrene insulation finished with an anti-slip outdoor flooring.

FAÇADE

- Exterior cladding of façades and exteriors by plastered cement in good appearance over brick structure and then painted.
- Building enclosure of the brick structure, built with perforated bricks, thermal and acoustic insulation and double wall enclosure, finished in white plaster or painted plasterboard sheets.

WALLS AND INSULATION

- Double brick or plasterboard walls as internal partition walls.
- Divisions between properties and communal areas will be with double wall of perforated bricks or plasterboard with mineral wool cavity for acoustic insulation.



EXTERIOR CARPENTRY

- Top quality exterior carpentry in lacquered aluminium window frames in a contrast colour to the façade. Carpentry with thermal bridge break (RPT) and with micro ventilation system
- All windows and balcony doors are Climalit double glazed.

INTERIOR CARPENTRY

- Security main door to the home with security lock.
- Wooden interior doors of a modern design in white lacquer or similar.
- Built in wardrobes in bedrooms with doors of the same design and colour as sliding doors. The interior is fitted and lined with a division for suitcases and metal bar for hanging.

FLOORING

- Porcelain tile floor throughout the entire home with skirting in the same material.
- Anti-slip exterior tile in terraces and porches.
- Compressed print concrete floor in outdoor communal areas.

INTERIOR CLADDING

- Vertical bathroom walls tiled with quality stoneware combined with plastered and painted walls.
- Accessible false ceiling in second bathroom or utility room for access to air conditioning machine.
- The remaining walls in the home will be finished with a smoothened plaster trim and painted with a plastic paint of a light colour.





SANITARY EQUIPMENT AND PLUMBING

- First quality sanitary equipment in white colour.
- Set of bathroom furniture including washbasin and mirror in bathrooms.
- Acrylic white baths.
- Solid Surface shower trays in different sizes.
- Taps by "HANS GROHE" or similar brand.
- Mixer taps for bath and shower by "HANS GROHE" or similar.
- Clean water plumbing installed according to regulations with independent stopcock for each plumbed area.
- Hot and cold-water installation outlined according to regulations with cross-linked polyethylene pipes (PER).
- Soundproofed network of downpipes in housing areas.
- Collective system of the production of ACS through renewable energy system, according to current regulations.
- Community storage tanks with pressure system to guarantee uniform and continuous pressure.



KITCHEN

- Laminated doors with PVC edge.
- Frame in water repellent agglomerated wood board with PVC edge.
- Hinges with a clip system of 110° and 170° opening of triple regulation in height, width and depth.
- Drawers which pull out to the full capacity.
- Silestone work top or similar brand with upstands and splashback over the work top and below the extractor fan according to the design.
- Siemens or similar brand appliances with minimum energetic efficiency classification; when applicable A+:
 - Fully integrated fridge.
 - Fully integrated dishwasher
 - Extractor fan
 - Stainless Steel microwave oven.
 - Stainless Steel multifunction oven.
 - Induction hob.
 - White colour washing machine placed in utility area.
 - Stainless Steel sink placed under the work top, Franke brand or similar.
 - Tall chrome mixer tap, "Franke" brand or similar.



ELECTRICITY

- Electrical installation according to Electronic Regulations for Low Voltage.
- Degree of electrification "high".
- Top quality mechanisms.
- USB charging point in kitchen.
- Video intercom system.

AIR CONDITIONING

- Individual air conditioning for air-air system with return and expulsion grills in white lacquer. External units on roof and evaporator in the ceiling of the second bathroom or utility room.

SPECIAL INSTALLATIONS

- Project according to the regulations CTE (Technical Building Code), Regulation 293/2209 of Accessibility of the Andalusian Government and the Regulation 169/2011, on the promotion of Renewable Energy, saving and energy efficiency in Andalusia.
- Telecommunication installations in accordance with the Common Infrastructure Regulations for Telecommunications, adapting installations for optical fibre and Coaxial Cable to supply the homes with all digital options.



- Ventilation in homes according to CTE with individual extractors in each bathroom, integrated micro ventilation in carpentry and extraction points in ceilings of the bathrooms and kitchens.
- Soundproofing in the floor between each home, by anti-impact laminated acoustic floor.
- Mechanical ventilation in garages with fire and CO2 detectors connected to a central alarm.

LIFTS

- Lifts with access from the garages to the home and with a capacity for 6 people.
- Independent halls with garages.

COMMUNAL AREAS

- Adult and children's swimming pools surrounded by landscaped gardens.
- Salt chlorination system and interior lighting.
- Gardens with automatic irrigation system.
- Automatic garage access door opened by remote control.
- Charging points for electrical cars in garages.
- Large individual storerooms.
- Access ramp for the disabled





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